

**BEFORE THE BOARD OF REAL ESTATE APPRAISERS**

**STATE OF IDAHO**

In the Matter of the License of:	)	
	)	Case No. REA-2007-140
DAVID H. FISHER,	)	
License No. CRA-6,	)	<b>STIPULATION AND</b>
	)	<b>CONSENT ORDER</b>
Respondent.	)	
	)	

REA\Fisher\P8042lga

WHEREAS, information has been received by the Idaho State Board of Real Estate Appraisers (the "Board") that constitutes sufficient grounds for the initiation of an administrative action against David H. Fisher ("Respondent"); and

WHEREAS, the parties mutually agree to settle the matter in an expeditious manner in lieu of administrative hearings before the Board; now, therefore,

IT IS HEREBY STIPULATED AND AGREED between the undersigned parties that this matter shall be settled and resolved upon the following terms:

**A. Stipulated Facts and Law**

A.1. The Board regulates the practice of real estate appraising in the State of Idaho in accordance with title 54, chapter 41, Idaho Code.

A.2. The Board has issued License No. CRA-6 to Respondent. Respondent's license is subject to the provisions of title 54, chapter 41, Idaho Code and the Board's rules at IDAPA 24.18.01, *et seq.*

A.3. Appraisals in the State of Idaho must comply with the minimum standards set forth in the Uniform Standards of Professional Appraisal Practices ("USPAP").

A.4. On or about March 21, 2006, Respondent prepared an appraisal report for what is variously described as 70, 100 or 170 acres of vacant riverfront property located on the St. Joe River near St. Maries, Idaho (the "Subject Property").

A.5. Respondent's appraisal report and work file for the Subject Property failed to meet the following requirements of applicable USPAP Standards (2005) <sup>1</sup>:

a. Standard Rules 1-1(a), (b) and (c): Respondent did not correctly employ a recognized method or technique to produce a credible appraisal. Comparing small riverfront home sites with 250 to 300 feet of riverfront with the Subject Property, with 5,280 feet of riverfront, was not a recognized method or technique. A residential property form for potential development land on waterfront was also not a recognized method for a credible appraisal. There was no discussion of potential flood plain damage to the value. There was no analysis or discussion of highest and best use of the property. There was no discussion of site access, topography, views or potential for development. There were no similar comparable sales. There were no analyses of current sales and listings of the Subject Property as it related to value. The report referred to a one-half interest in the Subject Property at \$500,000 in 2005, an option to purchase in 2005 at \$1.6 million and a listing and potential offer in 2006 at \$2.5 million. With a final value estimate of \$2,150,000, an explanation and analyses were warranted and required. Respondent's opinion was that "development" was the highest and best use of the property. Large acreage comparables should have been included with potential for similar development to provide a credible appraisal. Due to the size and estimated value of the subject property, there may be potential for development of more than one home site. Without an analysis of highest and best use or similar comparables, this report is submitted in a careless and negligent manner and includes a series of errors. The floodplain was marked in the wrong location on the FEMA map in Respondent's files. In addition, Respondent's letter to the client stated that he is an "Idaho Certified Appraiser" instead of a "Certified Residential Appraiser" and did not notify the client of the license Respondent holds and the property types he was entitled to appraise.

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<sup>1</sup> As of March 21, 2006, the Board had adopted the 2005 edition of USPAP. See IDAPA 24.18.01.004 (2005) (effective 4/6/05 to 4/10/06).

b. Standard Rules 1-2(b) and (e)(i), (iv) and (v): There was no statement of the intended use of the appraisal to allow the reader to understand the scope of work to be completed. There was inadequate information about the Subject Property's physical and economic attributes; there was no discussion of easements, restrictions, encumbrances, etc.; and it appeared from the report that a one-half interest was transferred in 2005 with no discussion of current ownership.

c. Standard Rules 1-3(a) and (b): The appraisal did not analyze existing land use regulations, supply and demand, or physical adaptability of the real estate or current trends, and there was no opinion of highest and best use.

d. Standard Rules 2-2(b)(ii), (iii), (vii), (ix) and (x): The intended use of the appraisal was not discussed, the identify of the Subject Property was inadequate, there was inadequate information about the scope of work included in the report, there was an inadequate summary of information analyzed or reasoning that supported the opinion of value, there was no discussion of the current or highest and best use of the property, and there was no explanation for the lack of data and/or departures from USPAP.

e. Ethics Rule, Conduct: Respondent communicated the results in a misleading or fraudulent manner; Respondent's reference to himself as an "Idaho Certified Appraiser" was misleading; and the report did not support Respondent's findings and conclusions.

A.6. The allegations of Paragraph A.5, if proven, would violate the laws and rules governing the practice of real estate appraising, specifically Idaho Code § 54-4107(1)(e) and IDAPA 24.18.01.700. Violations of these laws and rules constitute grounds for disciplinary action against Respondent's license to practice real estate appraising in the State of Idaho.

## **B. Waiver of Procedural Rights**

I, David H. Fisher, by affixing my signature hereto, acknowledge that:

B.1. I have read, understand and admit the allegations pending before the Board, as stated in Section A, Paragraph A.5. I further understand that these allegations constitute cause for disciplinary action upon my license to practice real estate appraising in the State of Idaho.

B.2. I understand that I have the right to a full and complete hearing; the right to confront and cross-examine witnesses; the right to present evidence or to call witnesses, or to testify myself; the right to reconsideration of the Board's orders; the right to judicial review of the Board's orders; and all rights accorded by the Administrative Procedure Act of the State of Idaho and the laws and rules governing the practice of real estate appraising in the State of Idaho. I hereby freely and voluntarily waive these rights in order to enter into this Stipulation as a resolution of the pending allegations.

B.3. I understand that in signing this Stipulation I am enabling the Board to impose disciplinary action upon my license without further process.

## **C. Stipulated Discipline**

C.1. Respondent shall pay to the Board an administrative fine in the amount of Seven Hundred Fifty and No/100 Dollars (\$750.00) within ten (10) days of the entry of the Board's Order.

C.3. Respondent shall pay investigative costs and attorney fees in the amount of One Thousand Six Hundred Twenty-Five and No/100 Dollars (\$1,625.00) within sixty (60) days of the entry of the Board's Order.

C.4. Within nine (9) months of the date of entry of the Board's Order, Respondent shall obtain the following continuing education from Board-approved providers:

- a. A 15-classroom-hour<sup>2</sup> National USPAP course; **and**
- b. A 15-classroom-hour Highest and Best Use Market Value course;  
**and**
- c. A 15-classroom-hour Residential Site Valuation and Cost Approach course.

Respondent shall submit proof of attendance to the Board within 30 days of attendance of each continuing education course. This continuing education shall be in addition to any continuing education Respondent is required to obtain to maintain his license.

C.5. Respondent's License No. CRA-6 shall be placed on probation for a period of one (1) year from the date of entry of the Board's Order. The conditions of probation are as follows:

- a. Respondent shall comply with all state, federal and local laws, rules and regulations governing the practice of real estate appraising in the State of Idaho.
- b. Respondent shall inform the Board in writing of any change of place of practice or place of business within 15 days of such change.
- c. If Respondent leaves Idaho for three (3) continuous months, or resides or practices outside of the state, Respondent must notify the Board in writing of the dates of departure, address of intended residence or place of business, and whether

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<sup>2</sup> Classroom hours as used in this Stipulation and Consent Order and in the Rules of the Real Estate Appraisers Board, IDAPA 24.18.01.000 *et seq.*, includes instruction in which:

(a) the appraiser taking the class and the instructor are physically present in the same location at the same time (traditional classroom hours), or

(b) the appraiser taking the class and the instructor are connected at the same time through videoconferencing or a similar technology, the appraiser taking the class is present in the same location with other appraisers taking the class, and the facilities are set up for interactive two-way communication between the instructor and the appraisers taking the class that allows questions to be posed by appraisers taking the class and answered by the instructor during the class (interactive distance learning classroom hours).

Classroom hours do not include on-line courses in which the appraiser taking the class is at a remote location from the other appraisers taking the class or in which the appraiser taking the class is not able to pose questions to the instructor and receive answers in real time.

Respondent intends to return. Periods of time spent outside Idaho will not apply to satisfy this probationary period or excuse compliance with the terms of this Stipulation.

d. Respondent shall fully cooperate with the Board and its agents, and shall make all relevant files, records, correspondence or other documents available immediately upon the demand of any member of the Board and its agents.

e. Respondent shall maintain a log of all appraisals completed on the form attached hereto, which shall be submitted to the Board on a quarterly basis (*e.g.*, if the Board's Order is entered April 14, 2008, Respondent's first submission shall be for appraisals performed April 14 to July 14, 2008, and the second for July 15 to October 15, 2008). At the end of each 3-month period after the entry of the Board's Order, Respondent shall submit the completed form postmarked no later than the five (5) days following the end of each 3-month period to the Board at 1109 Main Street, Suite 200, Boise, ID 83702.

i. The Board reserves the right to review any and all appraisal reports listed on the logs kept by Respondent, and the logs may be used to monitor Respondent's compliance with this Stipulation and Consent Order.

ii. The information contained in the quarterly logs may be the basis for further discipline if the Board determines that Respondent is not complying with the Board's statutes and rules.

iii. Failure to submit completed logs to the Board as required above may result in additional discipline.

C.6. At the conclusion of the one-year probationary period and provided Respondent has complied with all other terms of this Stipulation, Respondent may request from the Board termination of the conditions of probation. Any request for termination of probation must be accompanied by written proof of compliance with the terms of this Stipulation.

C.7. All costs associated with Respondent's compliance with the terms of this Stipulation are the sole responsibility of Respondent.

C.8. The violation of any of the terms of this Stipulation by Respondent may warrant further Board action. The Board therefore retains jurisdiction over this proceeding until all matters are finally resolved as set forth in this Stipulation.

#### **D. Presentation of Stipulation to Board**

D.1. The Board's prosecutor shall present this Stipulation to the Board with a recommendation for approval.

D.2. The Board may accept, modify with Respondent's approval, or reject this Stipulation. If the Board rejects the Stipulation, an administrative Complaint may be filed with the Board. Respondent waives any right Respondent may have to challenge the Board's impartiality to hear the allegations in the administrative Complaint based on the fact that the Board has considered and rejected this Stipulation. Respondent does not waive any other rights regarding challenges to Board members.

D.3. If the Board rejects this Stipulation then, except for Respondent's waiver set forth in Paragraph D.2., this Stipulation shall be regarded as null and void, and admissions in this Stipulation and negotiations preceding the signing of this Stipulation will not be admissible at any subsequent disciplinary hearing.

D.4. Except for Paragraph D.2. which becomes effective when Respondent signs this Stipulation, this Stipulation shall not become effective until it has been approved by a majority of the Board and a Board member signs the attached Order.

#### **E. Violation of Stipulation and Consent Order**

E.1. If Respondent violates this Stipulation and Consent Order, the violation shall be considered grounds for additional discipline and the Board may impose additional discipline pursuant to the following procedure:

a. The Chief of the Bureau of Occupational Licenses shall schedule a hearing before the Board to assess whether Respondent has violated this Stipulation and Consent Order. The Chief shall also serve notice of the hearing and charges to Respondent and to Respondent's attorney, if any. Within fourteen (14) days after the notice of the hearing and charges is served, Respondent may submit a response to the allegations. If Respondent does not submit a timely response to the Board, the alleged violations will be deemed admitted.

b. At the hearing, the Board and Respondent may submit evidence and present oral argument based upon the record in support of their positions. Unless otherwise ordered by the Board, the evidentiary record before the Board shall be limited to evidence relevant to whether Respondent has violated this Stipulation and Consent Order. At the hearing the facts and substantive matters related to the violations described in Section A shall not be at issue.

c. At the hearing, the Board may impose additional discipline, which may include the suspension or revocation of Respondent's license, the imposition of fines, the recovery of costs and attorney fees incurred by the Board and/or other conditions or limitations upon Respondent's practice.

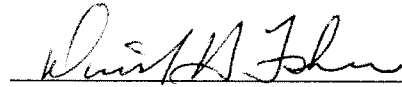
E.2. This Stipulation and Consent Order is the resolution of a contested case and is a public record.

E.3. This Stipulation contains the entire agreement between the parties, and Respondent is not relying on any other agreement or representation of any kind, verbal or otherwise.

I have read the above Stipulation fully and have had the opportunity to discuss it with legal counsel. I understand that by its terms I am waiving certain rights accorded me under Idaho law. I understand that the Board may either approve this Stipulation as proposed, approve it subject to specified changes, or reject it. I understand that, if approved as proposed, the Board will issue an Order on this Stipulation according to the aforementioned terms, and I hereby agree to the above Stipulation for

settlement. I understand that if the Board approves this Stipulation subject to changes, and the changes are acceptable to me, the Stipulation will take effect and an order modifying the terms of the Stipulation will be issued. If the changes are unacceptable to me or the Board rejects this Stipulation, it will be of no effect.

DATED this 27 day of February, 2008.

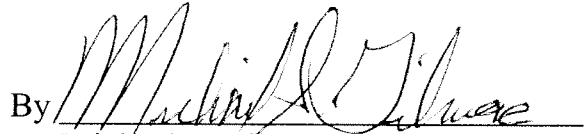


David H. Fisher  
Respondent

I recommend that the Board enter an Order based upon this Stipulation.

DATED this 5 day of March, 2008.

STATE OF IDAHO  
OFFICE OF THE ATTORNEY GENERAL

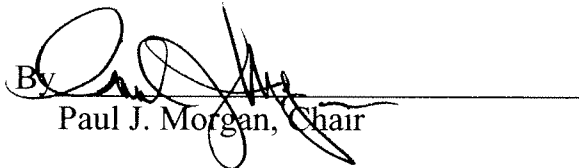


Michael S. Gilmore  
Deputy Attorney General

### ORDER

Pursuant to Idaho Code § 54-4106(2)(h), the foregoing is adopted as the decision of the Board of Real Estate Appraisers in this matter and shall be effective on the 21 day of April, 2008. **IT IS SO ORDERED.**

IDAHO STATE BOARD  
OF REAL ESTATE APPRAISERS



Paul J. Morgan, Chair

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21<sup>st</sup> day of April, 2008, I caused to be served a true and correct copy of the foregoing by the following method to:

David H. Fisher  
1924 Fox Borough Court  
Hayden, ID 83835

- ☒ U.S. Mail
- ☐ Hand Delivery
- ☒ Certified Mail, Return Receipt Requested
- ☐ Overnight Mail
- ☐ Facsimile: \_\_\_\_\_
- ☐ Statehouse Mail

Michael S. Gilmore  
Deputy Attorney General  
P.O. Box 83720  
Boise, ID 83720-0010

- ☐ U.S. Mail
- ☐ Hand Delivery
- ☐ Certified Mail, Return Receipt Requested
- ☐ Overnight Mail
- ☐ Facsimile: \_\_\_\_\_
- ☒ Statehouse Mail

  
\_\_\_\_\_  
Tana Cory, Chief  
Bureau of Occupational Licenses

## Case #

**AFFIDAVIT**

I hereby certify that the information provided on the above log is true and correct and represents actual appraisals completed by me, that I maintain a complete appraisal and work file for each appraisal listed, and that I will submit any appraisal and/or work file immediately upon the request of the Board or its agent.

(SEAL)

BOL-READDAL -10/15/07